

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD OCTOBER 7, 2020, 7:30 P.M., VIA VIDEO
TELECONFERENCE**

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| Ann Yakimovicz, Chair (Place 1) Tony Macina, Vice Chair (Place 4) | Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5) | Melody Gayeski (Alternate 1) VACANT (Alternate 2) |
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This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIR ANN YAKIMOVICZ

Chair Yakimovicz called the meeting to order at 7:33 p.m.

2. ROLL CALL

SECRETARY

Present via audio/video conferencing: Chair Yakimovicz, Commissioners Macina, Grant, Sies, Ambrose, and Alternate Gayeski.

Staff present via audio/video conferencing: City Administrator Jones, Development Services Director Jolly.

3. APPROVAL OF MINUTES

September 2, 2020 regular meeting

A motion was made by Commissioner Sies and seconded by Commissioner Grant to approve the amended minutes of September 2, 2020. The motion passed unanimously.

B. CITIZENS COMMUNICATION

There were no citizen comments.

C. GENERAL BUSINESS AND ACTION ITEMS

1. **a. PUBLIC HEARING on a request by Rodger and Sherryl Fussee-Durham, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from R-1 Single-family Residential District to B-2 Business-general Commercial District, for property located at 18617 Deer Canyon Cove, Lot 5 Webb HE Subd No. 2, Jonestown, Texas.**

Mr. Durham, the applicant, was present to answer Commissioner's questions regarding his

request to rezone his property at 18617 Deer Canyon Cove. As there were no others wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by Rodger and Sherryl Fussee-Durham, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from R-1 Single-family Residential District to B-2 Business-general Commercial District, for property located at 18617 Deer Canyon Cove, Lot 5 Webb HE Subd No. 2, Jonestown, Texas.

The Commissioners considered the zoning of adjacent properties which are zoned for commercial use. Additionally, this application to rezone to a B-2 Business use would be in line with the uses defined in the City's Comprehensive Plan and Future Land Use Map. Following discussion, Commissioner Sies motioned to recommend to Council to approve the rezoning of Lot 5 Webb HE Subd No. 2, 18617 Deer Canyon Cove, from R-1 Single-family Residential District to B-2 Business-general Commercial District. The motion was seconded by Commissioner Macina, and passed unanimously.

2. **a. PUBLIC HEARING on a request by The Hollows on Lake Travis, LLC, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from R-1 Single-family Residential District to GUI-Governmental, Utility and Institutional District, for property referred to as the "Water Treatment Tract", a 4.37 acre tract located in the J.F. Carlton Survey Number 102, Abstract No. 2511, in Travis County, Texas being a portion of a called 154.689 acre tract (Tract 9D) conveyed to The Hollows of Lake Travis, LLC, described in Document No. 2018024745.**

As there was no one wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by The Hollows on Lake Travis, LLC, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from R-1 Single-family Residential District to GUI-Governmental, Utility and Institutional District, for property referred to as the "Water Treatment Tract", a 4.37 acre tract located in the J.F. Carlton Survey Number 102, Abstract No. 2511, in Travis County, Texas being a portion of a called 154.689 acre tract (Tract 9D) conveyed to The Hollows of Lake Travis, LLC, described in Document No. 2018024745.

The development of the Jonestown Water Supply Corporation "Water Treatment Tract" was originally planned to be constructed in the Carlton PUD, Lot 1, Block E of the Bluffs, Jonestown Texas. However, the 4.37 acre tract located within Tract 9D is a more suitable location. Following discussion, Commissioner Macina motioned to recommend to Council approval of the request for the rezoning of the 4.37 acre tract known as the "Water Treatment Tract" from R-1 Single-family Residential District to GUI-Governmental, Utility and Institutional District to allow development of a Jonestown Water Corporation

water treatment plant. The motion was seconded by Commissioner Gayeski, and passed unanimously.

3. **a. PUBLIC HEARING on a request by The Hollows on Lake Travis, LLC, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from GUI-Governmental, Utility and Institutional District to R-1 Single-family Residential District, for property located in the Carlton PUD, Lot 1, Block E of The Bluffs, Jonestown, Texas.**

As there was no one wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by The Hollows on Lake Travis, LLC, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning classification change from GUI-Governmental, Utility and Institutional District to R-1 Single-family Residential District, for property located in the Carlton PUD, Lot 1, Block E of The Bluffs, Jonestown, Texas.

Commissioners discussed the exchange of the zoning designations for the preferable location for the Jonestown Water Supply Corporation Water Treatment Tract (mentioned in Agenda item 2 above) and the rezoning of the 28-acre tract known as Lot 1, Block E of the Bluffs from GUI-Governmental, Utility and Institutional District to R-1 Single-family Residential District. Commissioner Sies motioned to recommend to Council approval to rezone Lot 1, Block E of The Bluffs, Jonestown, Texas from GUI-Governmental, Utility and Institutional District to R-1 Single-family Residential District. The motion was seconded by Commissioner Grant. The motion passed unanimously.

4. **a. PUBLIC HEARING on amendments to the Jonestown Code of Ordinances, Chapter 14, "Zoning", to delete certain provisions related to Conditional Use Permits for short-term rental properties, and to add a new Section to establish an Overlay Zoning District for the purpose of authorizing short-term rentals therein with applicable corridor regulations.**

Citizen Gary Mosely had questions regarding the proposed short-term rental overlay zoning district, and the map was displayed to show the properties to be allowed for short-term rental use. As there were no others wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on an ordinance of the City of Jonestown amending Chapter 14 of the Jonestown Code of Ordinances, to delete certain provisions related to Conditional Use Permits for short-term rental properties, and to add a new section 14.02.0771 to establish an Overlay Zoning District for the purpose of authorizing short-term rentals therein with applicable corridor regulations; updating the city's zoning map.

It was noted in discussion that properties where short-term rental use is prohibited by deed restriction or home or property owners associations cannot be licensed for short-term rental use. Commissioner Sies made a motion to recommend to Council to approve the changes to Chapter 14 of the Jonestown Code of Ordinances to delete certain provisions related to Conditional Use Permits for short-term rental properties, and to add a new section to establish an Overlay Zoning District for the purpose of authorizing short-term rentals and updating the city's zoning map. The motion was seconded by Commission Grant, and the motion passed unanimously.

5. **a. PUBLIC HEARING on amendments to the Jonestown Code of Ordinances, Chapter 14, "Zoning", to delete certain provisions related to Light (I-1) and Heavy (I-2) Industrial Districts; creating a Light Industrial District (I-1).**

As there was no one wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on an ordinance of the City of Jonestown amending Chapter 14 of the Jonestown Code of Ordinances, to delete certain provisions related to Heavy (I-2) Industrial District; revising certain provisions of Light Industrial District (I-1); updating the city's zoning map.

Commissioners had suggested this ordinance be revised last year following the Comprehensive Plan Update and agreed with the revisions. Commissioner Sies made a motion to recommend to Council to approve amending Chapter 14 of the Jonestown Code of Ordinances to delete certain provisions related to Heavy (I-2) Industrial District, revising certain provisions of Light Industrial District (I-1), and update to the city's zoning map. The motion was seconded by Commissioner Ambrose. The motion passed unanimously.

6. **a. PUBLIC HEARING on amendments to the Jonestown Code of Ordinances, Chapter 3, "Building Regulations", Article 3.08 Division 4 "Landscaping" and related amendments to the Chapter 14 "Zoning" Ordinance necessary to ensure consistency with revisions to the City's landscaping ordinance in Chapter 3 of the City's Code of Ordinances.**

As there was no one wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on an ordinance of the City of Jonestown, Texas, amending Chapter 3, "Building Regulations," Division 4 "Landscaping," to replace the current division 4 with a new division 4, providing for landscape requirements and minimums; purpose; definitions; applicability; required submittals and inspections; required permits; non-native invasive plants; landscaping incentives; property owners' association limitations; education; landscaping standards; landscaping requirements and minimums; buffers; irrigation requirements; administration; and conflicting provisions.

Chair Yakimovicz discussed the Planning and Zoning Commission's revision of the landscaping ordinance and related ordinances. Minor revisions may be necessary based on

review and recommendation by the City Attorney so the ordinance can be placed on the next Council agenda for approval without further delay. Commissioner Sies made a motion to recommend Council approve amending Chapter 3, "Building Regulations", Division 4 "Landscaping", with a new Division 4, "Landscaping" and revising related amendments in the Chapter 14 Zoning Ordinance to ensure consistency between Chapters in the Code of Ordinances with additional revisions recommended by the City Attorney. The motion was seconded by Commissioner Macina, and the motion passed unanimously.

7. Update from the Alternative Housing Committee chaired by Commissioner Tom Grant.

Commissioner Grant reported this committee is meeting weekly and exploring the types of alternative housing and possible locations for this use. Additionally, how do we regulate in a way that avoids high density development, maintains affordability, and protects the integrity of the community.

8. Discussion of houses and structures being moved into the city limits.

Commissioners heard a report from City staff regarding houses and structures being moved into the city limits and concerns that poor quality structures may be dumped and abandoned in the City. City Administrator Jones plans to discuss these concerns and possible ordinance revisions with the City attorney which may provide the city some protection against developers who may not have the expertise or financial stability to follow through with their project.

9. Update from staff on current department activities.

Development Services Director Jolly reported on departmental activities, including review of ordinances and code enforcement progress.

D. ADJOURNMENT

Commissioner Sies moved to adjourn the meeting, seconded by Commissioner Ambrose. The motion carried unanimously. Chair Yakimovicz adjourned the meeting at 9:10 p.m.

PASSED AND APPROVED AT A MEETING HELD ON NOVEMBER 4, 2020.




Ann Yakimovicz, Chair

ATTEST:


Rachel Austin, City Secretary